

020.A

0001

0404.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

437,100 / 437,100

USE VALUE:

437,100 / 437,100

ASSESSED:

437,100 / 437,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

**OWNERSHIP**

Owner 1: KOLEV VIHREN N	Unit #:	404
Owner 2: KOLEVA ROSITSA		
Owner 3:		
Street 1: 17 REED ST #1		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DYNAN JOSEPH L/ETAL -

Owner 2: DYNAN ELEANOR T -

Street 1: 18 HAMILTON ROAD #404

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 934 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	437,100			437,100		144873
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0001-0404.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	437,100	0	.	.	437,100		Year end	12/23/2021
2021	102	FV	431,100	0	.	.	431,100		Year End Roll	12/10/2020
2020	102	FV	419,100	0	.	.	419,100	419,100	Year End Roll	12/18/2019
2019	102	FV	409,100	0	.	.	409,100	409,100	Year End Roll	1/3/2019
2018	102	FV	339,700	0	.	.	339,700	339,700	Year End Roll	12/20/2017
2017	102	FV	305,300	0	.	.	305,300	305,300	Year End Roll	1/3/2017
2016	102	FV	305,300	0	.	.	305,300	305,300	Year End	1/4/2016
2015	102	FV	287,300	0	.	.	287,300	287,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			1701	
DYNAN JOSEPH L/	45255-80		5/26/2005		330,000	No	No						
BOWES ROBERT E	24979-468		11/7/1994		127,900	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/3/2020		Mail Update							MM	Mary M							
12/13/2017		Measured							DGM	D Mann							
11/10/2000		Hearing N/C							163	PATRIOT							
5/6/2000									197	PATRIOT							

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			BK; 24902 PG; 476 BK; 19610 PG; 509, Building Number 18.																			
Sty Ht: 1	- 1 Story			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																						
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																						
Prime Wall: 7 - Brick				A HBth:	Rating:																						
Sec Wall: %				OthrFix:	Rating:																						
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																						
Color: BRICK				A Kits:	Rating:																						
View / Desir:				Frl: 0	Rating: Average																						
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																						
Grade: C - Average				<b>CONDOS INFORMATION</b>																							
Year Blt: 1985	Eff Yr Blt:			Location: R - Rear																							
Alt LUC:	Alt %:			Total Units:																							
Jurisdict:	Fact: .			Floor: 4 - 4th Floor																							
Const Mod:				% Own: 0.762099981																							
Lump Sum Adj:				Name: 35 - 6050																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD	Phys Cond: AV - Average			20. %	Exterior:			No Unit	RMS	BRS	FL																
Prim Int Wal: 2 - Plaster	Functional:			%	Interior:			1	5	2	0																
Sec Int Wall:	Economic:			%	Additions:																						
Partition: T - Typical	Special:			%	Kitchen:																						
Prim Floors: 4 - Carpet	Override:			%	Baths:																						
Sec Floors:				Total: 20.4 %	Plumbing:																						
Bsmnt Flr:					Electric:																						
Subfloor:					Heating:																						
Bsmnt Gar:					General:																						
Electric: 3 - Typical					<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>														
Insulation: 2 - Typical					Basic \$ / SQ: 325.00				Rate				Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>										
Int vs Ext: S					Size Adj.: 1.14239836												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel: 1 - Oil					Const Adj.: 1.04957998												GLA	Gross Liv Ar	934	389.690	363,968						
Heat Type: 3 - Forced H/W					Adj \$ / SQ: 389.688																						
# Heat Sys:					Other Features: 42827																						
% Heated: 100	% AC: 100				Grade Factor: 1.00																						
Solar HW: NO	Central Vac: NO				NBHD Inf: 1.35000002																						
% Com Wal	% Sprinkled				NBHD Mod:																						
					LUC Factor: 1.00																						
					Adj Total: 549173																						
					Depreciation: 112031																						
					Depreciated Total: 437142																						
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 020.A-0001-0404.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:																										
	Total Special Features:																										
	Total:																										





